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**County of Santa Clara
California**

Planning Department
County Government Center, East Wing
70 West Hedding Street
San Jose, California 95110
299-2521 Area Code 408

EMA / GSA
Environmental Management /
General Services Agency

December 16, 1982

MEMORANDUM

TO: Recipients of Santa Clara County General Plan
FROM: Leon Pollard, Director of Planning
SUBJECT: Amendments to the County General Plan

The attached policies are amendments to the General Plan adopted by the Board of Supervisors since adoption of the revised General Plan in 1981. They are not contained within the published General Plan and should be attached therein.* For changes in the Land Use Map and Specific Procedures and Ordinances in Implementation of the General Plan, please check with the Santa Clara County Central Permit Office at this address (Telephone No. (408) 299-2454).

The Local Agency Formation Commission (LAFCO), under State Law, approves additions to the Urban Service Area of individual cities. Since 1981 such additions have not resulted in formal amendments to the General Plan. PLEASE CHECK WITH THE SANTA CLARA COUNTY CENTRAL PERMIT OFFICE FOR CURRENT LAND USE DESIGNATIONS AND MAP BOUNDARIES.

* The General Plan document published in March 1982 included the following amendments adopted in 1981: Ridgeline Development Policy Clarification, (81-2-5); consistency with Major Goals and Policies (81-2-6); Lands Unsuitable for Urbanization (81-2-7)

LP:HG:ad

AMENDMENT TO MAJOR LAND USE POLICIES
ON THE LAND USE MAP
(ADOPTED DECEMBER 7, 1982)

OTHER LAND USES/MAJOR EDUCATIONAL AND INSTITUTIONAL USES (1733 7 83 82GP)

1. Add to Land Use Policies on the Land Use Map, after the section University Lands: Academic Reserve and Open Space the following:

- o University Lands: Study Area

- Land Use designations for this limited area shall be determined by the County through a cooperative effort of the County, the City of Palo Alto, and Stanford University. Proposals for the area shall be considered with regard to the needs of the University and the community.

2. Delete from the section University Lands: Academic Reserve and Open Space the following:

- Implementation

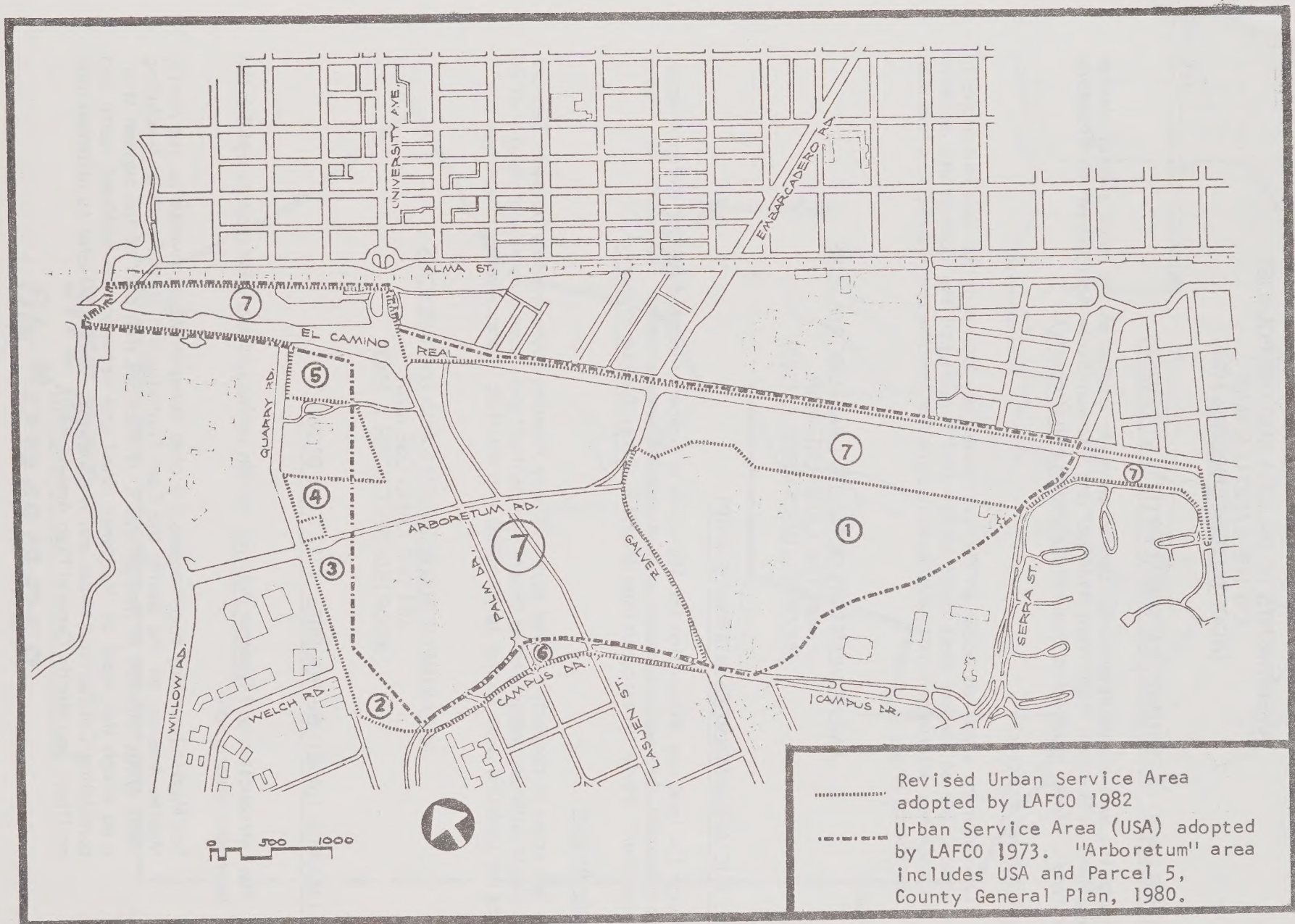
- Land Use designation for lands shown on the Land Use Map as "arboretum" shall be defined through a cooperative effort of the County, the City of Palo Alto, and Stanford University.

3. Remove designation of Arboretum from General Plan Map area.
4. Referring to attached map entitled Palo Alto General Plan Amendment/1982:
 - a. Designate area 1 as University Lands: Campus
 - b. Designate areas 5, 6 and 7 as University Lands: Academic Reserve and Open Space.
 - c. Designate areas 2, 3 and 4 as University Lands: Study Area

AMENDMENT TO MAJOR LAND USE POLICIES
ON THE LAND USE MAP
(ADOPTED DECEMBER 7, 1982)

OTHER LAND USES/ROADSIDE SERVICES (390 61 44 82GP)

Change the land use designation for six acres of property located at the corner of Monterey Highway and Ogier Road, excluding the area occupied by the existing fruit stand, from "Large-Scale Agricultural" to "Roadside Services".



Land Use Designations ADOPTED December 7, 1982

- 1: University Lands : Campus
- 5,6,7: University Lands : Academic Reserve & Open Space
- 2,3,4: University Lands : Study Area

AMENDMENTS TO MAJOR LAND USE POLICIES
ON THE LAND USE MAP
(ADOPTED DECEMBER 7, 1982)

OTHER LAND USES/ROADSIDE SERVICES (1239 69 19 82GP)

Change the land use designation for certain property located on the south side of Hecker Pass Road at Burchell Road from "Hillside" and "Medium Scale Agriculture" to "Roadside Services". (Refer to attached map entitled: Nob Hill Property).

Development Policies

4. Development shall not occur on the land commonly known as the Nob Hill property (south side of Hecker Pass Road at Burchell Road) until the appropriate advisory agency has determined that adverse environmental impacts are reduced to a less than significant level.

AMENDMENTS TO DETAILED LAND USE POLICIES
ON THE LAND USE MAP
(ADOPTED DECEMBER 7, 1982)

SPECIFIC AREA POLICIES (1719 74 36 82GP)

Change the land use designation for 465 acres of property located east of Carey Avenue, approximately between Tennant and Maple Avenues, from "Hillside" to "Rural Residential". (Refer to attached map entitled: Carey Avenue Property).

Carey Avenue

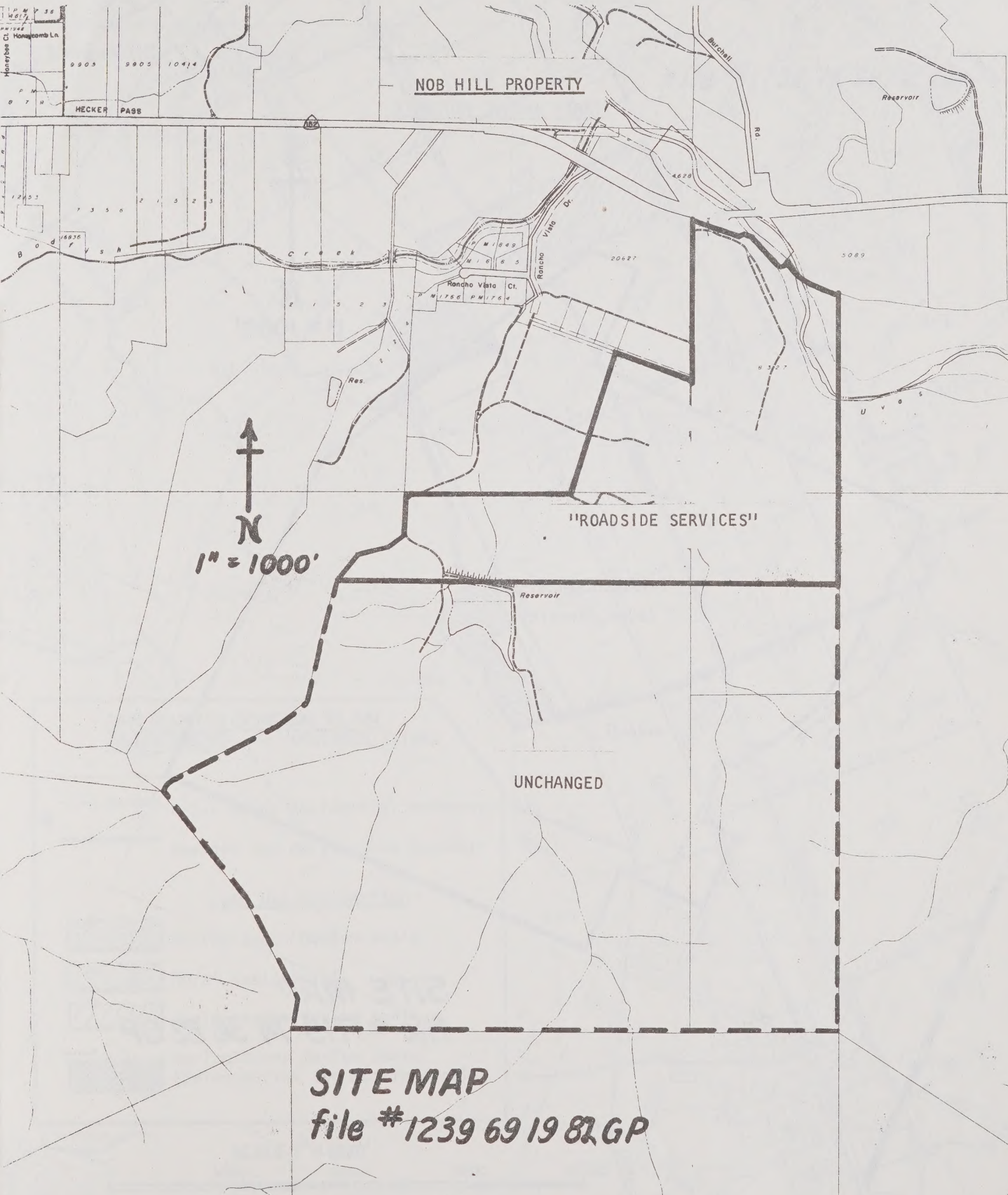
The 465 acres of property located east of Carey Avenue, approximately between Tennant and Maple Avenue, designated as "Rural Residential" shall have a maximum density of 20 acres per dwelling unit. (Refer to attached map entitled: Carey Avenue Property).

AMENDMENT TO DETAILED LAND USE POLICIES
ON THE LAND USE MAP
(ADOPTED DECEMBER 7, 1982)

SAN MARTIN LAND USE POLICIES (1732 72 81 82GP)

- (1) The introduction and General Policies remain unchanged from the map except for the boundary description.

San Martin boundary encompasses the area between Maple Avenue on the North; Masten Avenue. on the South; the East Foothills and West Foothills (excluding those areas annexed to Morgan Hill). It excludes that part of the current study area which lies west of Monterey Road and between the hillcrest north and paralleling California Avenue and West Middle Avenue. (Refer to attached map entitled: San Martin General Plan Amendment).



NOB HILL PROPERTY

HECKER PASS

Burchell

Reservoir

↑
N

1" = 1000'

"ROADSIDE SERVICES"

Reservoir

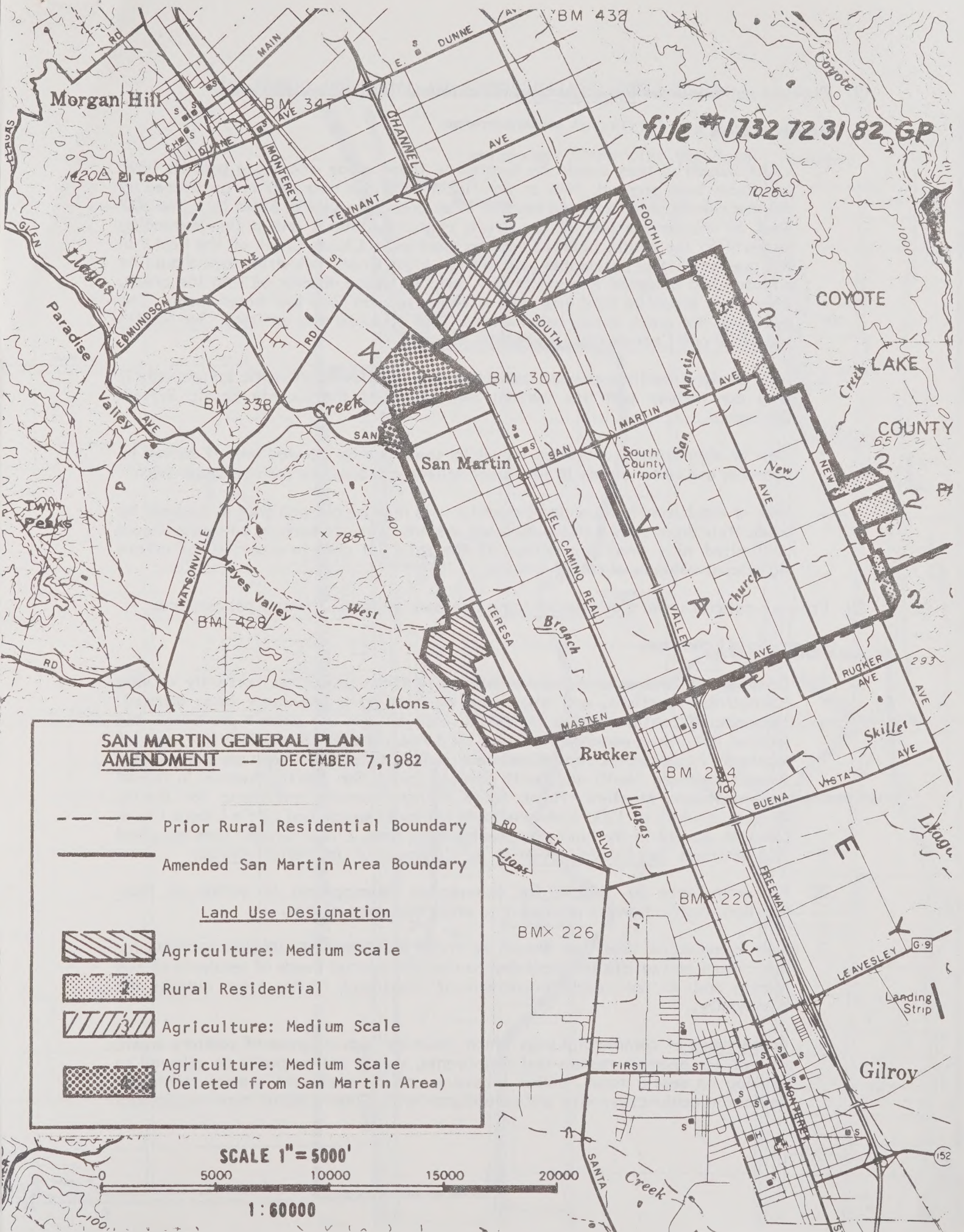
UNCHANGED

SITE MAP
file #1239 69 19 81 GP





1" = 1000'

"RURAL RESIDENTIAL"
(20ac. density)

SITE MAP
file # 1719 74 36 82 GP



**SAN MARTIN GENERAL PLAN
AMENDMENT — DECEMBER 7, 1982**

- Prior Rural Residential Boundary
— Amended San Martin Area Boundary
- Land Use Designation
-  Agriculture: Medium Scale
 -  Rural Residential
 -  Agriculture: Medium Scale
 -  Agriculture: Medium Scale (Deleted from San Martin Area)

SCALE 1" = 5000'
0 5000 10000 15000 20000
1 : 60000

- (2) Previous policies under Industrial Uses are deleted. The new policies are:

Industrial Uses

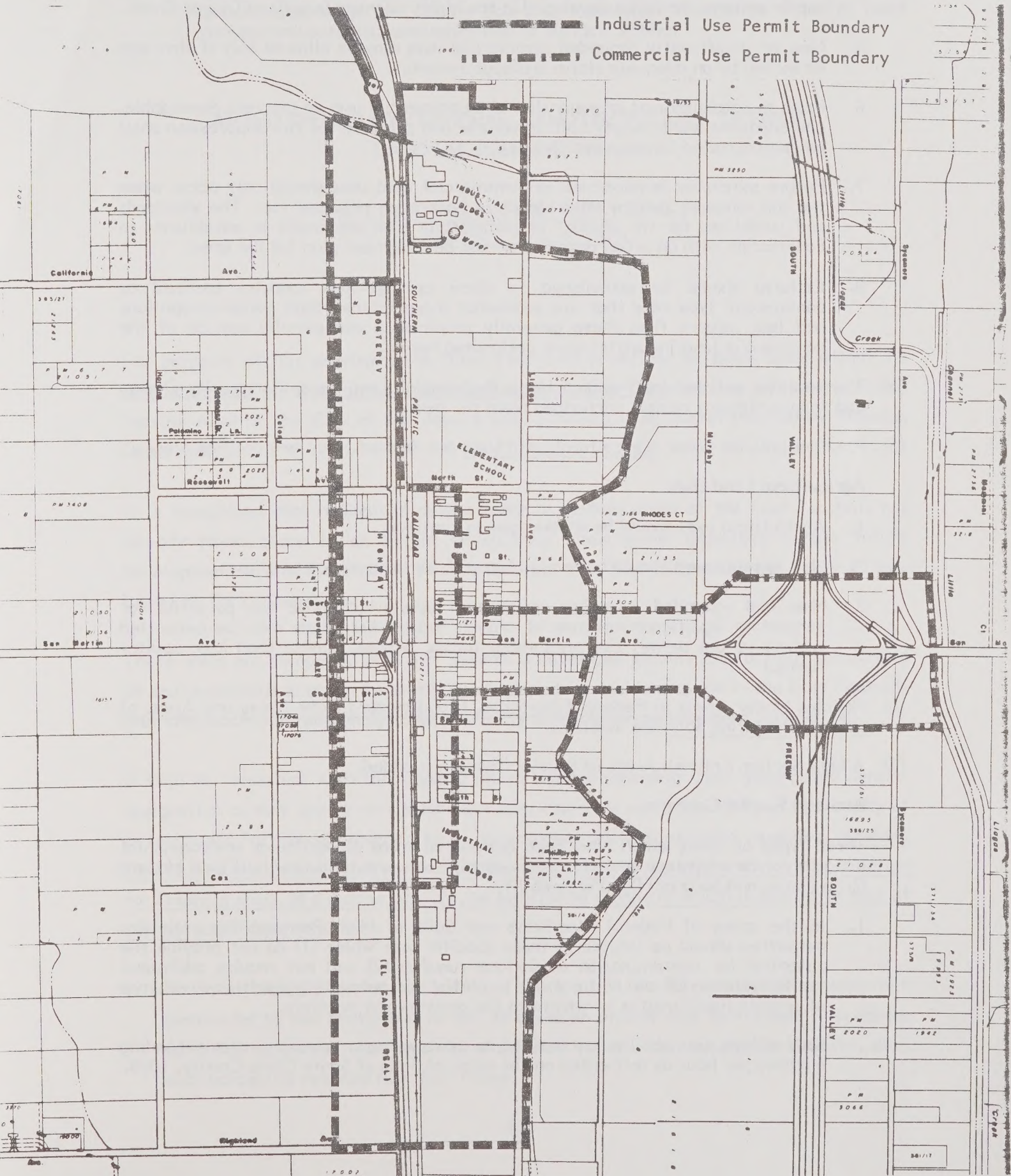
1. Light Industrial uses should be located in those areas where use permits have previously been granted. New or significant expanded uses may be considered by the use permit procedure and located in an area generally bounded by a line 500' west of Monterey Road on the West; Highland Avenue and a line extending easterly on the South; Llagas Creek on the North; Llagas Creek on the East. In the areas of highly permeable soils along Llagas Creek industrial uses should be situated and designed to restrict any form of waste discharges into the creek. These uses should be light industrial in character and have low water usage. The beauty of the creek should be enhanced. (See attached map entitled: San Martin Industrial and Commercial Use Permit Areas).
2. New or significantly expanded industries may be allowed on septic system only if they can comply with the current regulations of the County Septic System Ordinance.
3. New or significantly expanded industrial uses may be allowed only if served by hydrants and water supply in sufficient volume and pressure for fire suppression.
4. New or significantly expanded industrial uses may be allowed only if they can be adequately drained by a storm drainage system. On-site surface coverage should be limited to a small percentage of the total lot area in order to not create significant volumes of runoff waters.

- (3) Previous policies under Commercial Land Uses are deleted. The new policies are:

Commercial Land Uses

1. Commercial land uses should be limited to those properties currently serving commercial functions, and where use permits have previously been granted. They should continue to be permitted only by the use permit procedure and located in an area generally bounded by a line parallel to and 500 ft. west of Monterey Highway, South of California and North of Cox Avenues; along Depot Avenue between North and South Streets, along San Martin Avenue in a 600' width between Monterey Road, South Valley Freeway, and along San Martin Avenue, a width of 1200' between South Valley Freeway and Little Llagas Creek Channel, except in the highly permeable soils along Llagas Creek. (See attached map entitled: San Martin Industrial and Commercial Use Permit Areas).
2. Properties may be eligible for commercial development by virtue of their location, traffic flow, or proximity to other commercial uses.
3. New commercial land uses should be those which provide support services for agriculture and satisfy the local day-to-day commercial needs of residents of San Martin and do not result in significant additional traffic from outside the community.
4. Those types of commercial uses which generate high volumes of sanitary waste waters, for example motels and restaurants, should not normally be allowed to develop on septic tanks, unless provision can be made for special treatment devices in conjunction with and compliance with County septic tank regulations

SAN MARTIN INDUSTRIAL AND COMMERCIAL USE PERMIT AREAS



and specific approval by the Regional Water Quality Board Officials. No new septic systems should be developed in the highly permeable soils of Llagas Creek.

5. New or significantly expanded commercial uses may be allowed only if they can be served by an adequate storm drainage system.
 6. Prior to establishment or expansion of a commercial use, an assured, dependable, and adequate water supply both in volume and pressure for fire suppression shall be demonstrated for the specific use.
 7. Future extensive development of commercial land uses should only occur when the full range of service infra-structure have been provided for. The standards and guidelines for the amount of commercial land use would be established in conjunction with an urban density land use development plan for the area.
 8. Criteria should be established to allow cottage-type industry (defined as commercial type uses that are somewhat more intense than home-occupations and less intense than those generally requiring a use permit) outside of the commercial land/industrial areas designated herein.
- (4) The sections entitled Institutional Uses, Residential Land Uses, Community Design and Scenic Highway remain unchanged from the map.
- (5) Previous policies under Agricultural Land Uses are deleted. Our new policies are:

Agricultural Land Uses

1. Agricultural uses should be encouraged to continue.
 2. New development should be compatible with existing agricultural uses.
 3. New and expanded intensive agricultural uses which have the potential for generating significant volumes of organic waste discharges may be permitted subject to use permit (i.e. mushroom farms, dairies, animal feed lots, poultry farms.)
- (6) Policies Under Areas in Federal Floodways, Flood Hazard Rate Zones and Areas of Rapid Percolation Soils are deleted.
- (7) A New Section Entitled Areas of Special Concern is added.

Areas of Special Concern

Three types of areas which have been designated areas of particular environmental concern for development activity are Federal Floodways, and Special Flood Hazard Rate Zones, and Soils of High Permeability.

1. In the areas of Federal Floodways and Soils of High Permeability activities permitted should be limited to those specific uses which (1) do not provide the potential for contamination of surface runoffs; (2) will not require additional septic systems; (3) and will not add potential for generating significant volumes of organic liquid wastes or nitrate to the groundwater aquifers.

Soils of high permeability are defined as those with permeability rates exceeding 6 inches per hour as delineated on the maps of Soils of Santa Clara County, 1968.

2. In the area designated a Special Flood Hazard in the National Flood Insurance Program, any development shall comply with special regulations regarding the construction and improvement of structures, mobile homes, water and sewer systems adopted by the County Board of Supervisors in order to minimize flood damage and potential contamination of surface waters.

**AMEND THE COUNTY GENERAL, LAND USE POLICIES, DETAILED
LAND USE POLICIES, TO ADD:**

EAST FOOTHILLS AREA POLICY (81-2-11)

(ADOPTED JUNE 8, 1982)

For purposes of this provision, the "East Foothills" is defined as those lands within the unincorporated areas of Santa Clara County, excluding those parcels within the Urban Service Area of the City of San Jose, a map of which is on file in the County Planning Department.

It is recognized that residential development in certain areas of the East Foothills has already taken place to an extent which may allow some flexibility in any future development within those areas to densities less than that allowed by the General Plan, Land Use Policy Densities.

These areas are comprised of one or several undeveloped parcels substantially surrounded by and contiguous to an area essentially developed for residential use in the East Foothills area and located in reasonably close proximity to the urban service area boundaries.

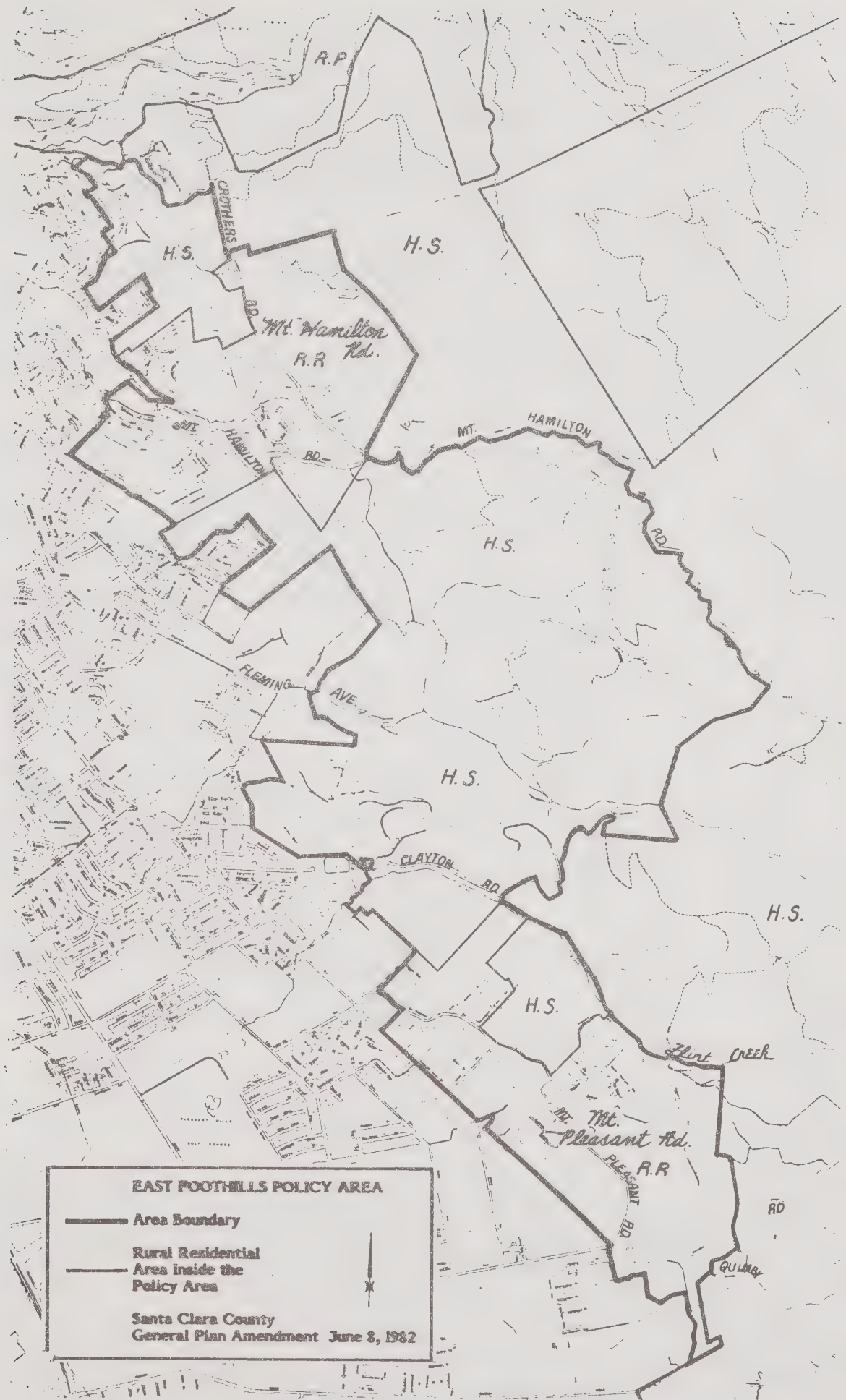
It shall be consistent with this general plan - notwithstanding more generalized density designation as may appear on the land use map - to allow some flexibility in the density of development for parcels deemed to be inconsistent with surrounding densities, provided that in no instance shall this amendment be interpreted to the effect that any application for rezoning shall, as a matter of right, be entitled to a density which is similar to that of the surrounding parcels.

1. In lands presently designated as Rural Residential, parcels which are substantially surrounded by and contiguous to lots 2½ acres or smaller may be rezoned to densities up to but no greater than densities of adjacent parcels. In no instance, however, shall such parcels be rezoned less than 1 acre.

2. In lands presently designated as Hillside, parcels which are substantially surrounded by and contiguous to lots 10 acres or smaller may be rezoned to densities up to but no greater than densities of adjacent parcels. In no instance, however, shall such parcels be rezoned less than 10 acres.
3. This policy shall not apply to large acreages that are essentially between separated areas of existing dense improvement.

In applications for rezoning in both Rural Residential and Hillside areas, densities shall be determined by the Board of Supervisors so as to consider the potential impact of such development on those existing parcels by which it is surrounded or to which it is contiguous, and upon site specific factors which shall include but not be limited to, geologic, seismic, flood and fire hazards; traffic and access conditions; impairment of viewshed; adequacy of available or proposed water supply and human waste disposal systems; amount of grading required; and availability and costs of providing public services, such as fire and police protection. Prior to any rezoning, the following findings shall be made:

1. A development plan has been presented for the property which meets all other applicable County General Plan requirements.
2. The proposal will not result in significant adverse environmental impacts that cannot be mitigated to less than significant levels.
3. Necessary public services will be provided to the development without undue public expense.
4. Approval of the proposed rezoning is in the public interest.



EAST FOOTHILLS POLICY AREA

— Area Boundary

— Rural Residential
Area inside the
Policy Area

Santa Clara County
General Plan Amendment June 8, 1982

AMENDMENTS TO DETAILED LAND USE POLICIES
ON THE LAND USE MAP
(81-2-10)
(ADOPTED DECEMBER 15, 1981)

CREATION OF SUBSTANDARD LOTS AT THE
URBAN SERVICE AREA BOUNDARIES

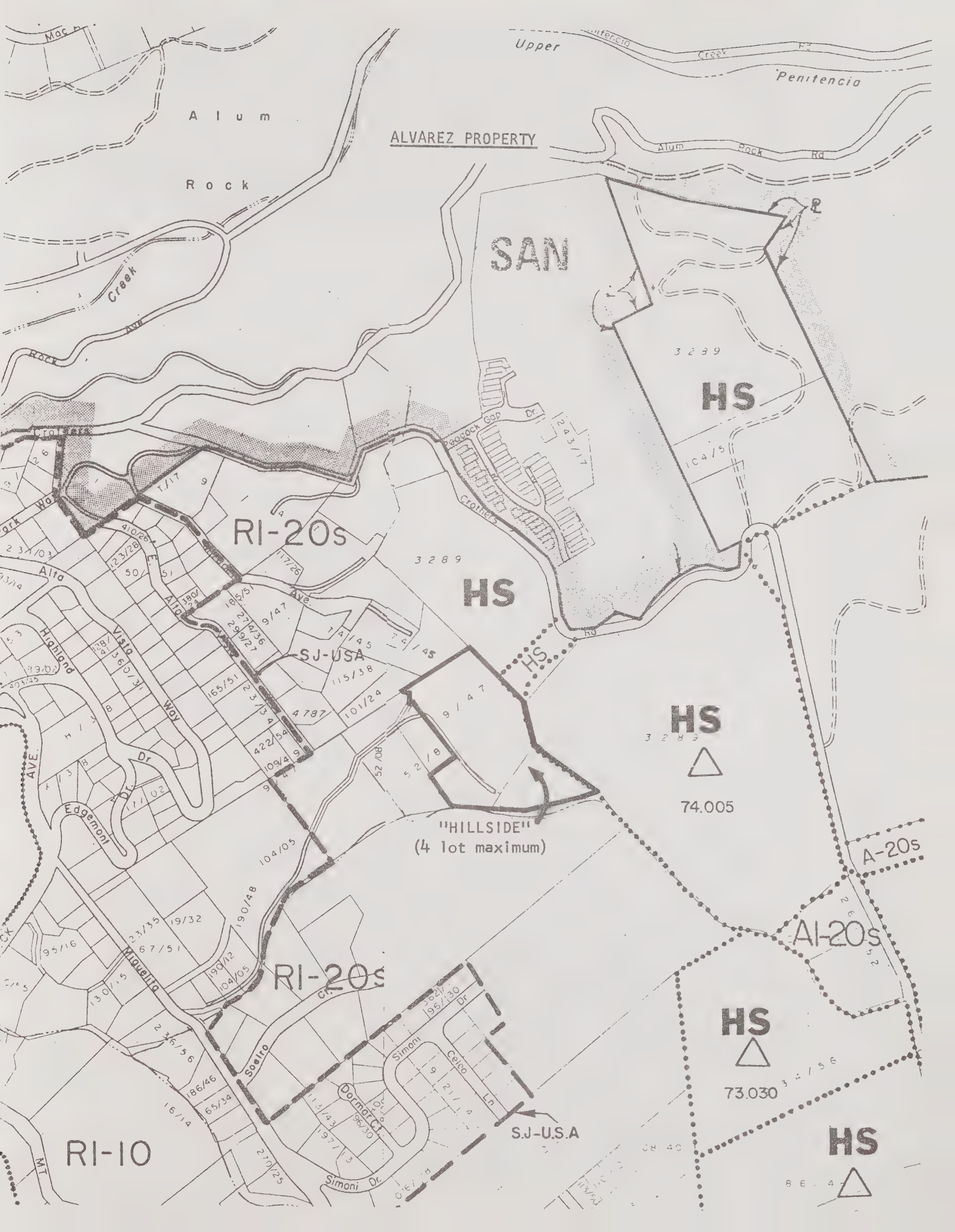
- i. The creation of substandard parcels of land (not meeting the lot size designation of the General Plan or the applicable zoning district) at the edge of urban service areas may be allowed, if the following conditions are met:
 - o The parcel to be included within the urban service area is below the 15% slope line and is otherwise "suited for urban development" in conformance to General Plan Policies.
 - o The parcel to be included within the urban service area must be immediately annexable; that is, it must be contiguous to existing city limit lines.
 - o If the parcel to remain in County jurisdiction falls outside of adopted criteria for lands "unsuited for urban development", the parcel map will be marked "subject to further approval."
 - o If the parcel falls within the adopted criteria for lands "unsuited for urban development", an open space easement shall be applied to the parcel to remain under County jurisdiction.
 - o The city will designate the urban service area boundary line at this point to be a section of the urban limit line, as defined in other General Plan Land Use Policies, thus indicating no further urban expansion will occur at this point.
2. This policy would only take effect if LAFCO indicates no objection to the proposal by correspondence with the County Planning Director.

AMENDMENTS TO THE DETAILED LAND USE POLICIES
ON THE LAND USE MAP

SPECIFIC AREA POLICIES

ALVAREZ PROPERTY (81-2-15)
(Adopted June 8, 1982)

That property commonly known as the Alvarez property located on the northeast side of Miguelito Road, south of Crothers Road and Alum Rock park, shall be subject to the East Foothills Area Policy; provided, that notwithstanding the Hillside designation the property shall be subject to division into a maximum of four lots. (Refer to attached map entitled: Alvarez Property).



DENHART SUBDIVISION (81-2-12)
(Adopted December 15, 1981)

That property commonly known as the Denhart Subdivision located in the Santa Teresa Hills shall be designated Rural Residential with a lot size of 2.5 acres per dwelling unit. The designation conforms to existing land uses in the Denhart Subdivision. (Refer to attached map entitled: Denhart Subdivision).

PFEIFFER PROPERTY * (81-2-13)
(Adopted December 15, 1981)

The lower parcel of the two existing parcels commonly known as the Pfeiffer Property located in the Santa Teresa Hills shall be designated Rural Residential with lot sizes of one to five acres per dwelling unit. This parcel lies generally below the fifteen percent slope line and is surrounded by existing lots at a density of one acre. In addition to the findings required under the state Subdivision Map Act and the Santa Clara County Ordinance Code, any subdivision proposed for the property shall be subject to the following:

1. Development must be clustered in a manner which would minimize any impact on the sloping terrain.
2. A maximum of 14 lots could be created on the property with no lot being less than one acre.
3. Appropriate trail links would be provided through both the upper and lower portions of the property if such trail links would establish a needed connection to the upper ridge in accordance with County park trail requirements. (Refer to attached map entitled: Pfeiffer Property).

*

On October 5, 1982, the Board of Supervisors interpreted this amendment as follows:

"The 1981 General Plan amendment granted to Pfeiffer (81-2-13) is interpreted to clarify its meaning as follows: Although the Board of Supervisors discussed in its motion an existing parcel line separating two parcels of the Pfeiffers' holdings, that reference was to be general. It was always recognized that portions of the property may be above the 15% slope line. The primary concern in the 1981 Board action was protection of the upper portion of the ridge and the rock outcroppings in that area, all of which provide a visual setting to the Santa Teresa Ridge. The tentative subdivision map that has been filed in August, 1982, with the County by the applicant, consisting of 14 lots (all of which are one acre or greater and showing three lots in the upper portion of the property) is consistent with the Board of Supervisors action of 1981, provided that an open space easement be granted over the upper portion of the property to the rear of the three upper lots to protect the visual qualities of that area of the property."

87

HILL

DENHART SUBDIVISION

OPD

RR

HILL

"RURAL RESIDENTIAL"
(2.5 acres)

San

----- urban
service
area

OS Reserve

PFEIFFER PROPERTY

6
5
3
3
6
Turtle Rock Estates
14 lot subdivision
33 ac.
recorded 4/15/89

RURAL RESIDENTIAL
(1 to 5 ac./14 lot maximum)

undeveloped lot on 14 ac.
previously owned by
water heating facility

Top of Ridge

RIDGE LINE

R-18
PD



AMENDMENT TO THE REGIONAL PARKS, TRAILS AND SCENIC HIGHWAYS
ELEMENT OF THE SANTA CLARA COUNTY GENERAL PLAN, (81-2-1), (Adopted
December 15, 1981)

Add "Urban Open Space" to the map Legend, Text and two places on the map as follows.

1. Ten acre parcel located in Los Gatos on Capri Drive between Vasona Avenue and West Parr Avenue. (See attached map entitled: Los Gatos Parcel).
2. Two acre parcel located in Sunnyvale at the intersection of Garland and Fair Oaks Avenue. (See attached map entitled: Sunnyvale Parcel).

AMENDMENT TO MAJOR LAND USE POLICIES
ON THE LAND USE MAP
(ADOPTED DECEMBER 15, 1981)

HILLSIDE AREAS/DEVELOPMENT POLICIES/DENSITY (81-2-8)

The first paragraph is amended to read:

Density of development shall be based on a curved line formula between 20 and 160 acres as shown on the attached chart.

The chart is modified as shown on the attached chart entitled: 20-160 acre slope density formula.

AMENDMENTS TO GENERAL PLAN
LAND USE MAP (81-2-4a; 81-2-4c; 81-2-4d)
(ADOPTED DECEMBER 15, 1981)

Refer to attached maps entitled: (1) Map Correction - East of San Martin; (2) Map Correction - Paradise Valley; and (3) Guadalupe Watershed Area of Critical Concern

AMENDMENTS TO GENERAL PLAN
LAND USE MAP (81-2-2a; 81-2-2c; 81-2-2d)
(ADOPTED DECEMBER 15, 1981)

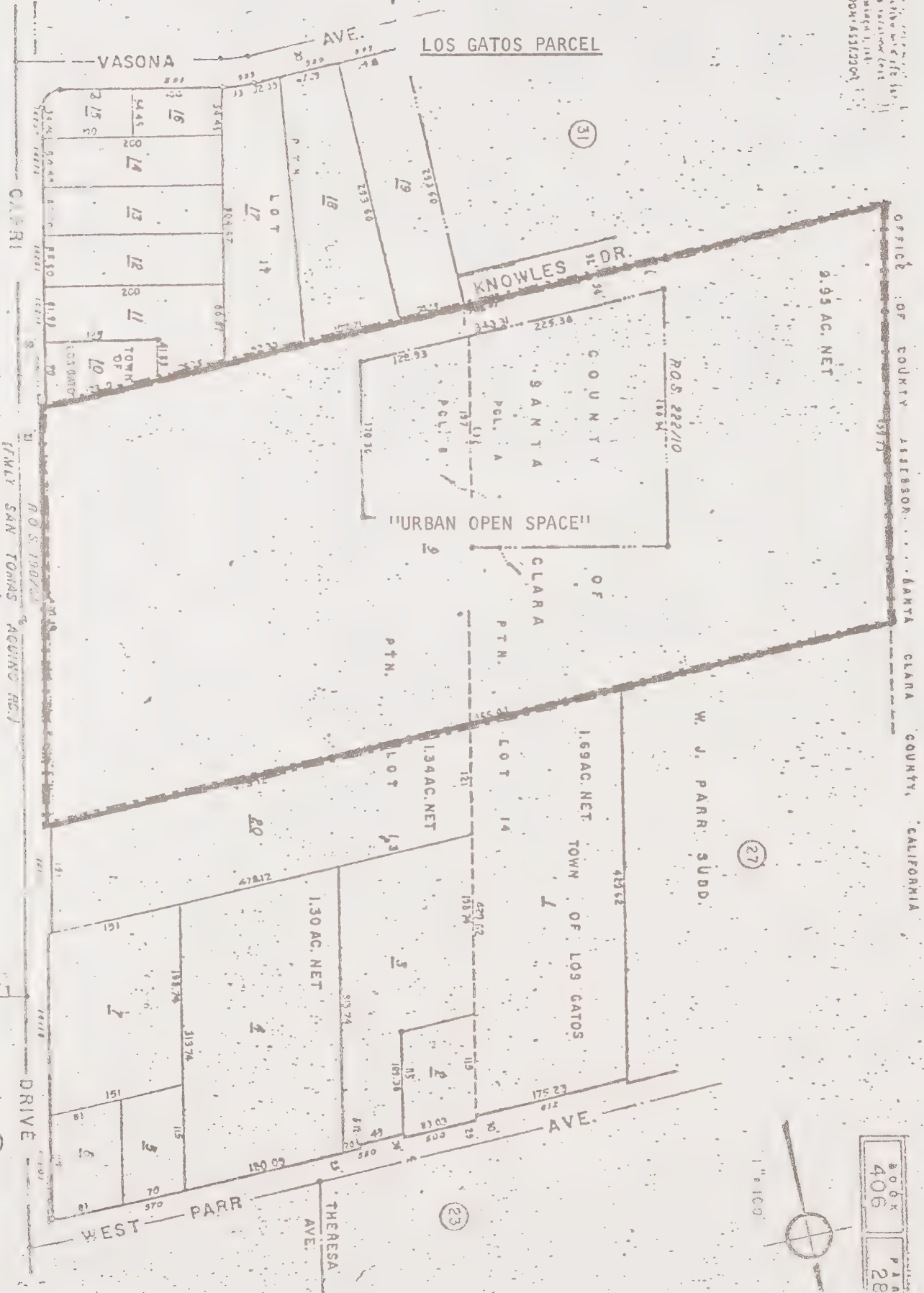
Refer to attached maps entitled: (1) Map Change - Morgan Hill (A & B); and (2) Map Change - Gilroy

ad#6
SM/LD/POL/AME

81-2-1

THE OFFICE OF THE COUNTY ASSESSOR HAS REVIEWED THIS MAP AND FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CALIFORNIA ASSOCIATION OF COUNTY ASSESSORS

LOS GATOS PARCEL

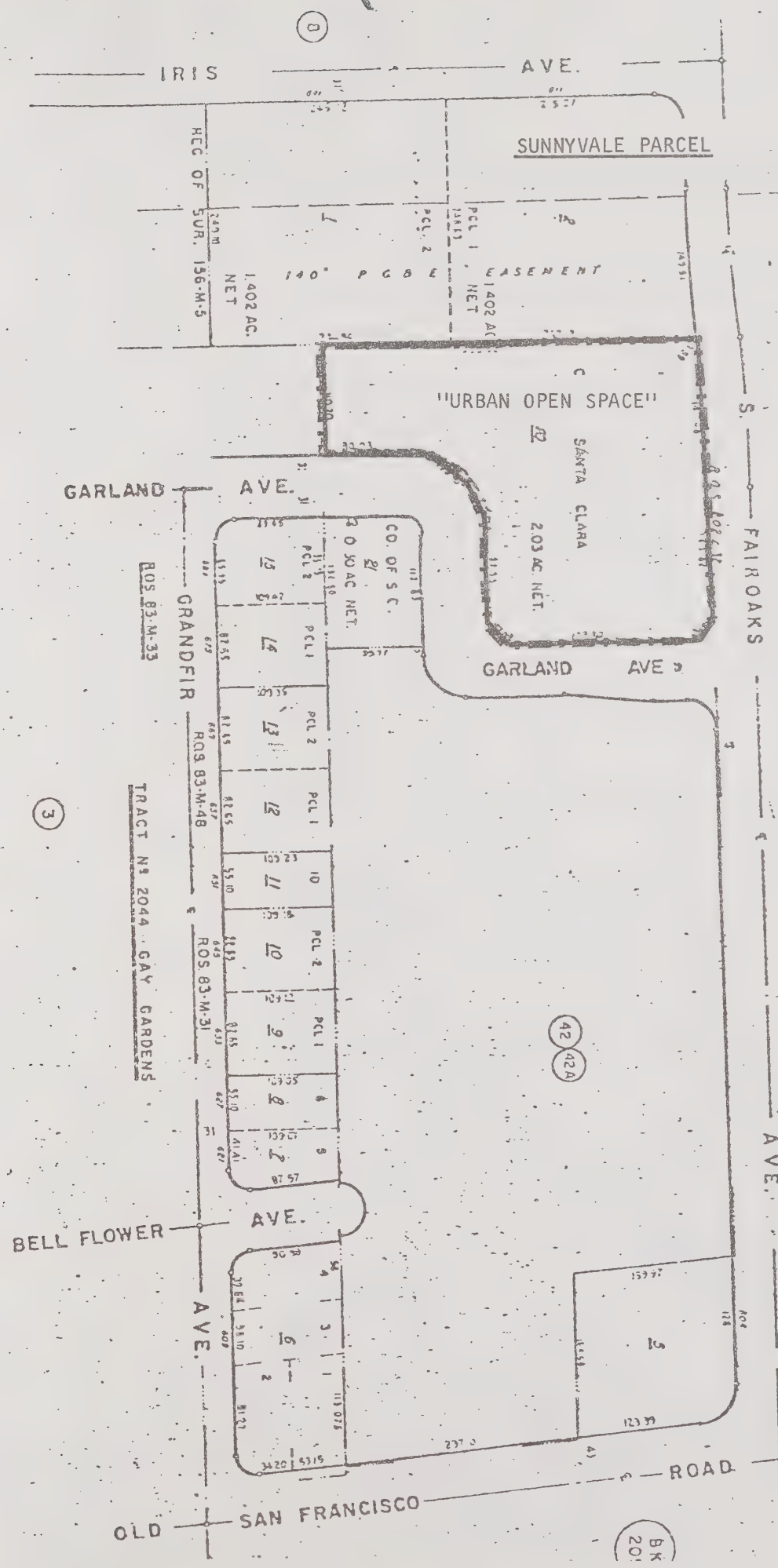


806 X 406 28

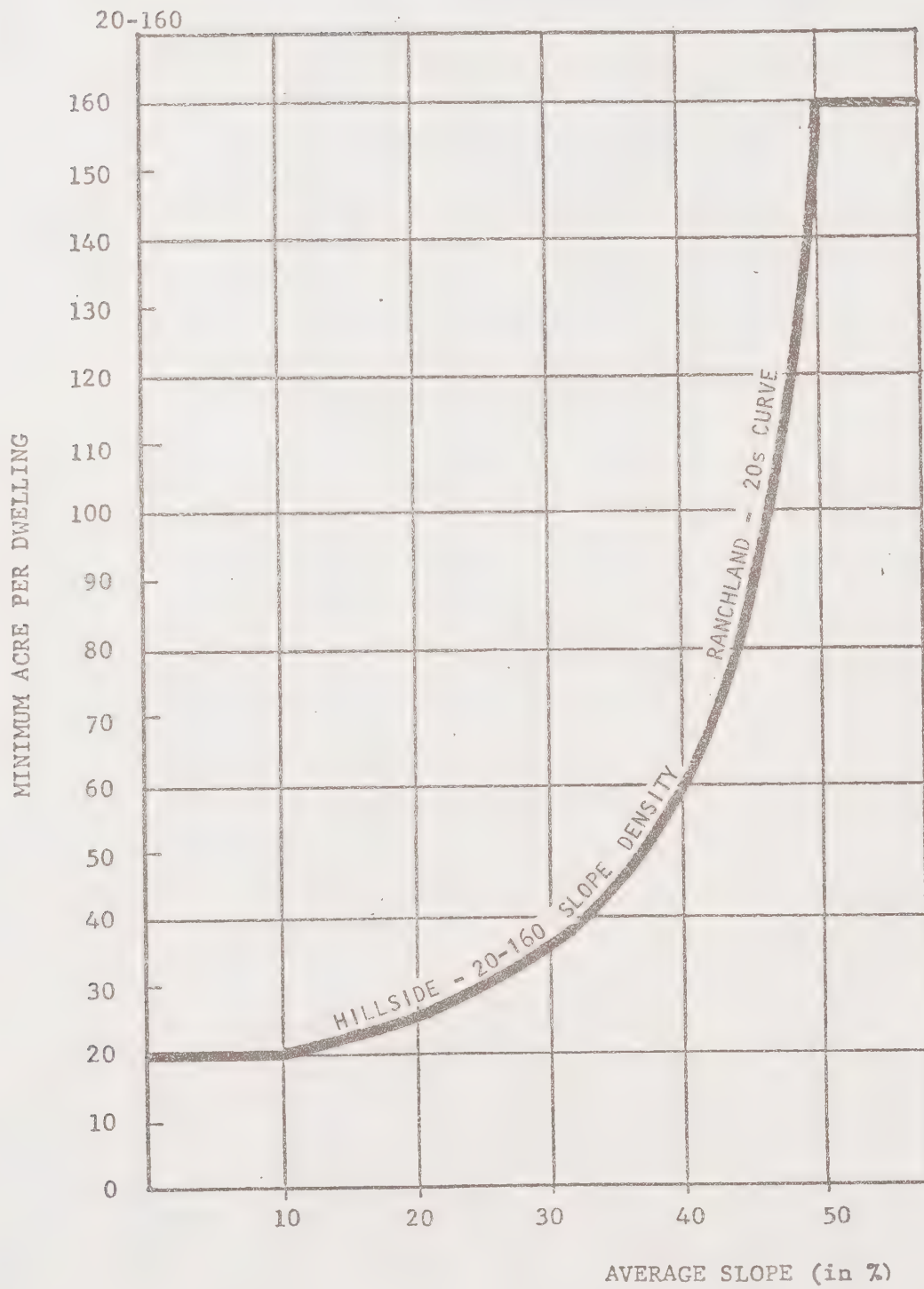
THIS IS A PRELIMINARY MAP
 OF THE LANDS OF THE COUNTY OF
 SANTA CLARA, CALIFORNIA, FOR
 THE YEAR 1900.

OFFICE OF COUNTY ASSESSOR...SANTA CLARA COUNTY, CALIFORNIA

BOOK PAGE
 211 2



BK 201

20-160 ACRE SLOPE DENSITY FORMULA

Ag - Med

MAP CORRECTION - EAST OF SAN MARTIN

81-2-4a



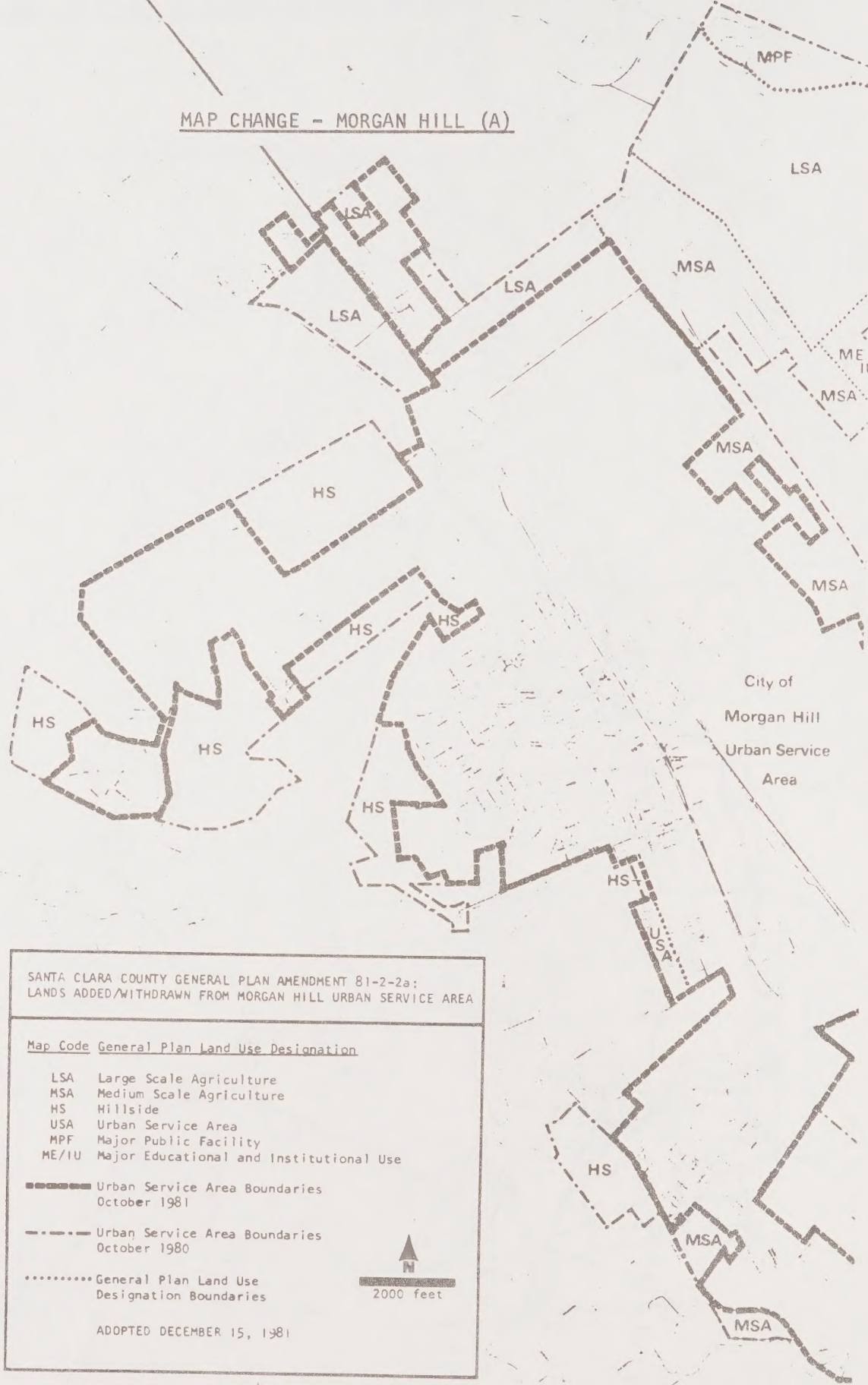
MAP CORRECTION - PARADISE VALLEY



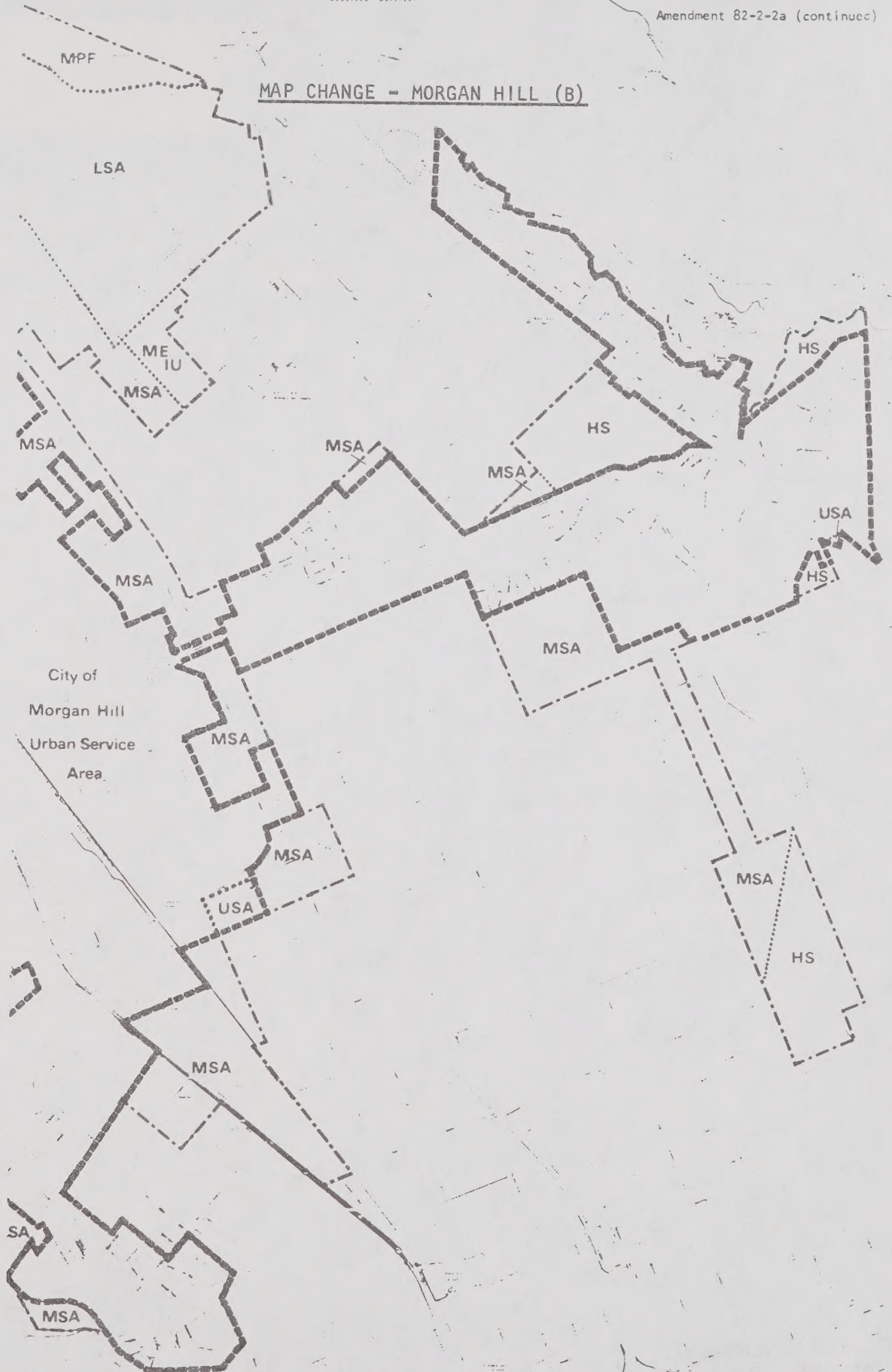
GUADALUPE WATERSHED AREA OF CRITICAL CONCERN



MAP CHANGE - MORGAN HILL (A)



MAP CHANGE - MORGAN HILL (B)



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C123305396

HILL

MAP CHANGE -GILROY

OS Reserve

Ag-Med

Ag-Large

OS Reserve

Ag

"LARGE SCALE AGRICULTURE"

"URBAN SERVICE AREA"

OS Reserve

OS Reserve

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